

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R45349 ✓

164/165

Property Information

property address: 2213 S TEXAS AVE
legal description: TOWNSHIRE, BLOCK 2, LOT 1, ACRES 0.52
owner name/address: WATSON, EARL C
% WATSON, JERRY W
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COLLEGE STATION, TX 77840-5102
full business name: Quality Used Furniture
land use category: Comm-Retail type of business: Furniture Store
current zoning: C3 occupancy status: occupied
lot area (square feet): 22651 frontage along Texas Avenue (feet): 150
lot depth (feet): 150 sq. footage of building: 2853
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): UNKNOWN

building/site condition: 3

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☒ yes ☐ no (specify) old light stands
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: _____ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: _____

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: _____

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _____

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no

if yes, which ones: closest to Tx / ~~Post~~ Twin Intersection

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

old service station - bldg style not typical
of storefront.

